

To Let

Rents from **£15,500** per
annum

Plot G, Helston Business Park, Clodgey Lane,
Helston, Cornwall TR13 8FZ

1,098 – 12,442 Sq Ft
(102 - 1,154 Sq M)

Summary

- Available now
- Units from 102 sq m (1,098 sq ft)
- Expressions of interest sought from occupiers
- Readily accessible new estate on the outskirts of Helston
- Nearby occupiers include Howdens, Screwfix, Forms Plus

Location:

The development is readily accessed off the Helston bypass adjacent to The May Tree Premier Inn and Hotel. Helston is a popular and growing market town in close proximity to the south coast. The town has a resident population in the region of 11,366 (2021 census) in addition to serving a wide catchment area including the Lizard Peninsula and the Royal Naval Air Station at Culdrose.

Plots B, C, D and F on this development have been completed and have seen Screwfix, Formplus, Bradfords, Toolstation, Motor Parts Direct and Howdens Joinery taking premises as well as a variety of other occupiers.

Description:

Plot G will consist of units from 102 sq m (1,098 sq ft) which could be combined to suit the needs of tenants. Units will be completed to a shell and core unless further internal fit out works are agreed separately.

Accommodation:

Phase 3 of the development comprises 11 units in total and will include a block of approximately 510 sq m (5,490 sq ft) and another block of approximately 644sq m (6,932 sq ft) with associated turning, parking and turning for HGV's. Sizes and images are indicative and may be liable to change as plans are finalised.

Plot G	sq m	sq ft	Rent
Block G1			
Unit 1	Let		
Unit 2	Let		
Unit 3	102	1098	£15,500
Unit 4	118	1270	£17,950
Unit 5	118	1270	£17,950
Unit 6	102	1098	£15,500
sub	440	4,736	
Block G2			
Unit 7	102	1098	£15,500
Unit 8	102	1098	£15,500
Unit 9	102	1098	£15,500
Unit 10	102	1098	£15,500
Unit 11	102	1098	£15,500
sub	510	5,490	
Total GIA	1,154	12,422	

Service charge:

There will be a service charge in place for the upkeep of the estate and landscaping. Further details will be available on request.

Services:

It is understood that mains electricity, water and drainage will be connected to the properties. Solar panels will be installed and each unit will benefit from power generated from the panels.

EPC / MEES:

To be assessed on completion.

Planning:

Planning permission granted reference PA22/04002.

Business rates:

To be assessed on completion.

Terms:

New leases are available for these units with a minimum term of 10 years.

Legal fees:

Each party to pay their own legal fees incurred unless expressly agreed otherwise.

VAT:

VAT will be applicable to the rent and all other outgoings where appropriate.



Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

Morwenna Pound

Tel: **07917 916546**

Email: mpound@vickeryholman.com

Evelyn Ferris

Tel: **07553 823176**

Email: eferris@vickeryholman.com

Truro Office

Walsingham House, Newham Road, Truro,
Cornwall, TR1 2DP

